

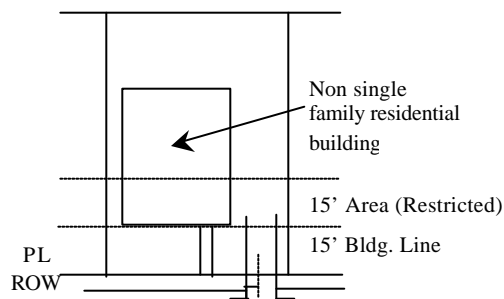
BL_154

42-154 15' BUILDING LINE

Urban area

Major thoroughfare

Non single family residential



Major Thoroughfare
(80' ROW or less)

Example

☐ Add BL 154 plat notes:

- 1) Any private street or private drive crossing the building line shall be substantially perpendicular to the adjacent major thoroughfare and the building line.
- 2) The area within the building line shall not be used for parking, driveways or any other related uses such as access to a drive-in window.
- 3) A clearly defined pedestrian walkway that is separate from any private street or drive shall be established across the building line perpendicular to the sidewalk providing a connection from the public sidewalk along the major thoroughfare to an entrance to a building or the project.
- 4) The applicant shall construct a minimum 5-foot wide sidewalk within the major thoroughfare right-of-way.
- 5) The maximum height of any building constructed within the 15 foot area behind the building line is restricted to not more than 75 feet, as measured in accordance with the Building Code.
- 6) All trees that are within 25 feet of the property line adjacent to the major thoroughfare shall be protected as corridor trees pursuant to article V of chapter 33 of the City of Houston, Code of Ordinances.

APPLICABLE IF THE PROPERTY IS USED FOR NONRESIDENTIAL PURPOSES:

- 7) The maximum height of any fence, wall, berm or combination thereof constructed within the building line will not exceed 36 inches in height measured from mean grade for any property used for nonresidential purposes.

OR

APPLICABLE IF THE PROPERTY IS USED FOR MULTI-FAMILY PURPOSES:

- 7) Any fence, wall, berm or combination thereof constructed within the building line that is at least 36 inches high, but less than eight feet high measured from mean grade shall setback at least two feet from the property line adjacent to the major thoroughfare and shall be used and maintained for landscape plantings.
- 8) The number of required shrubs shall be equal to the number of required street trees (Sec. 33-127b) multiplied by five. The shrubs shall be distributed along the street frontage of the property in the landscaping strip.

APPLICABLE IF THE PROPERTY IS LOCATED AT THE INTERSECTION OF TWO STREETS:

- 9) The building line shall conform to the visibility triangle requirements required by Sec 42-162 of Chapter 42 of the City of Houston, Code of Ordinances.